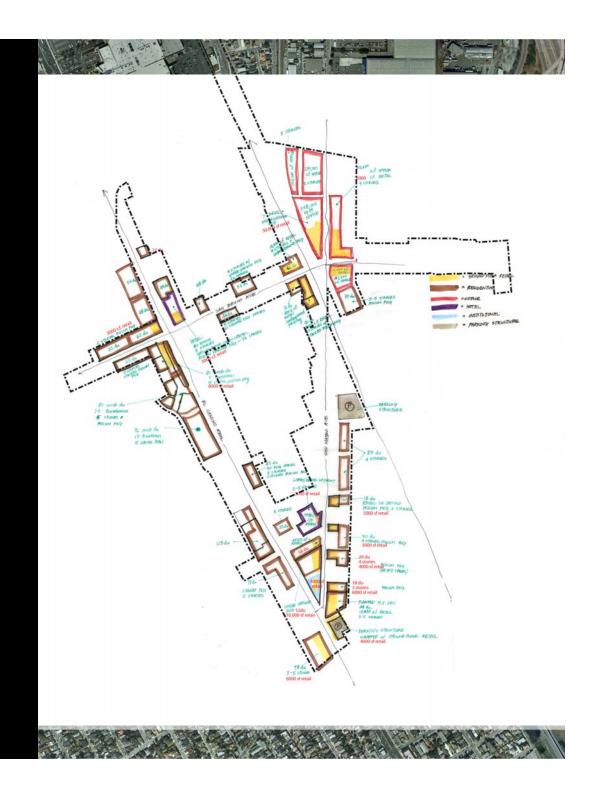
### Infrastructure Assessment

### Infrastructure

Capacity, impacts and recommendations impacts for:

- Stormwater
- Water
- Sewer



#### Water

#### **Impacts**

• Water demand increase: 45% to 175%

#### Recommendations

 Work with San Bruno Public Works and Fire Departments to analyze necessary system improvements.

#### Sewer

#### **Impacts**

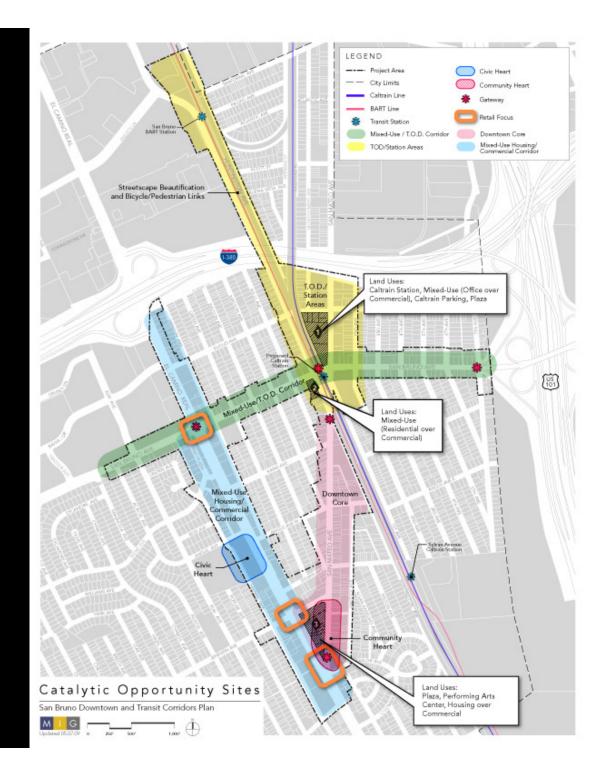
• Sewer demand increase: 57% to 187%

#### Recommendations

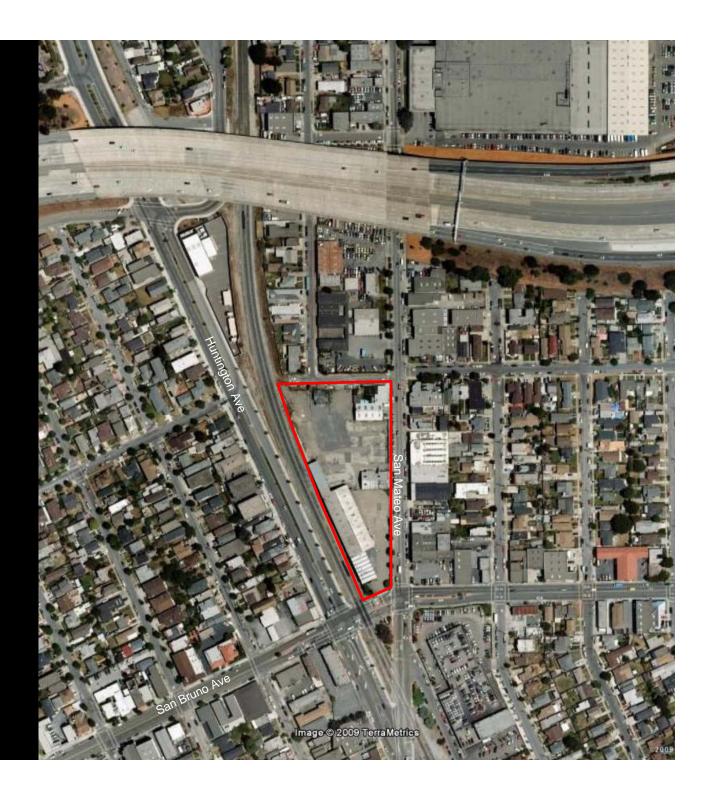
• Work with San Bruno Public Works Department to analyze necessary system improvements.

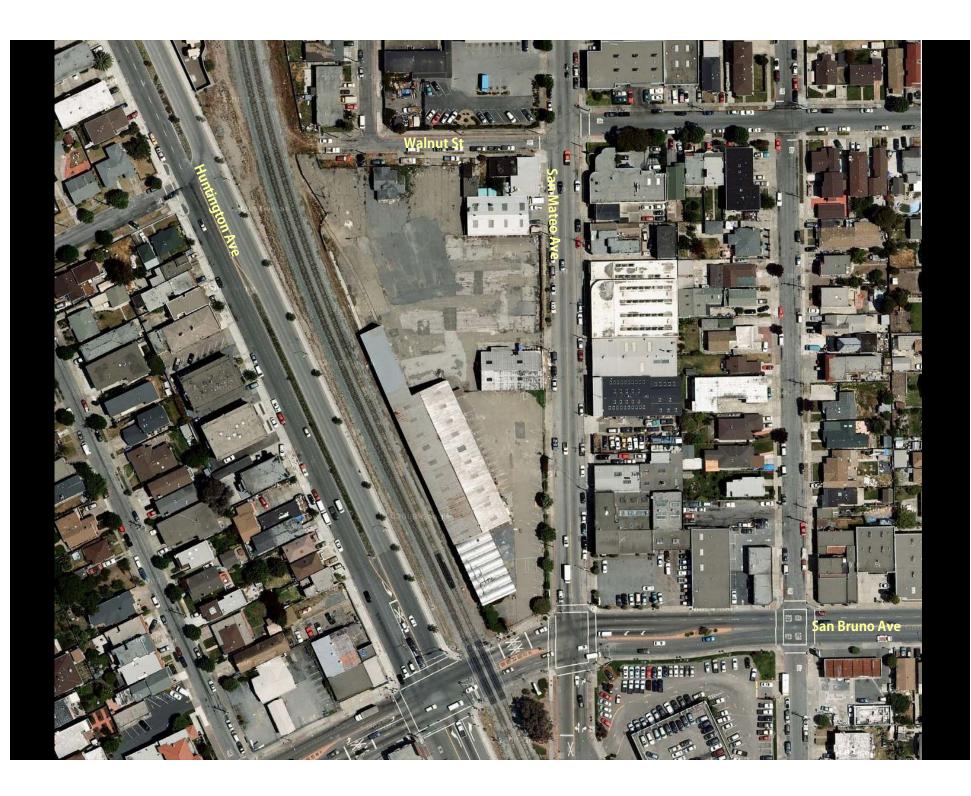
# Catalytic Development Sites

# **Catalytic Sites**



## Site 1: Station Area

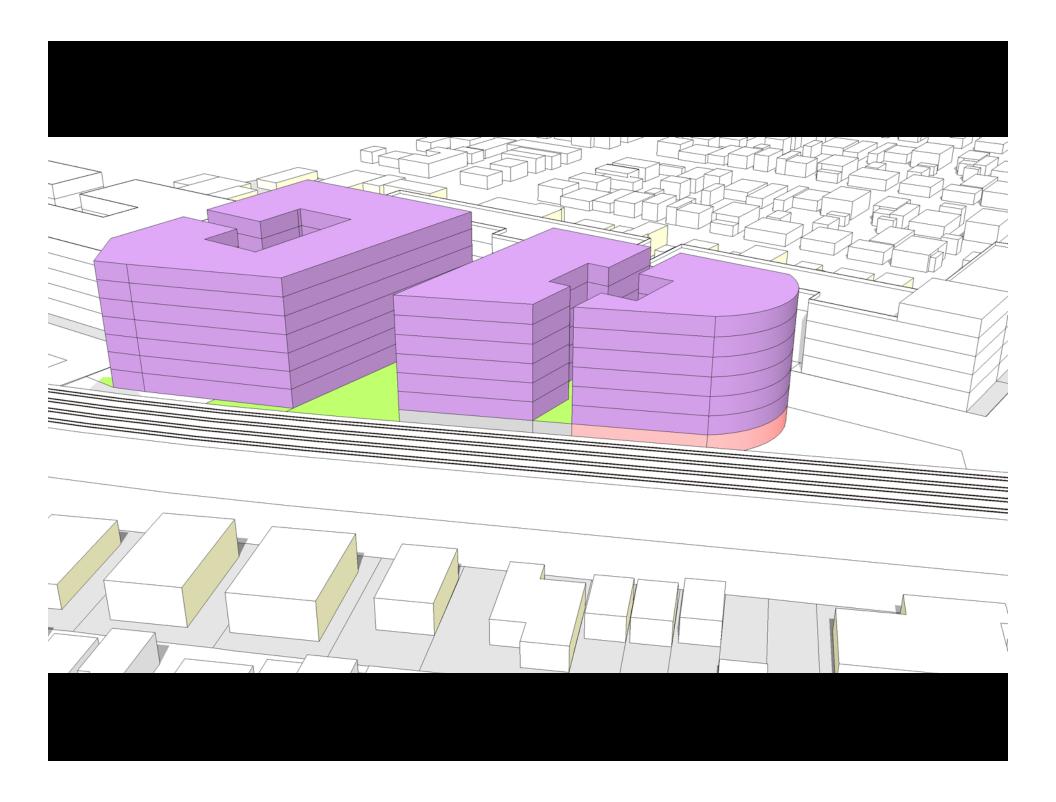










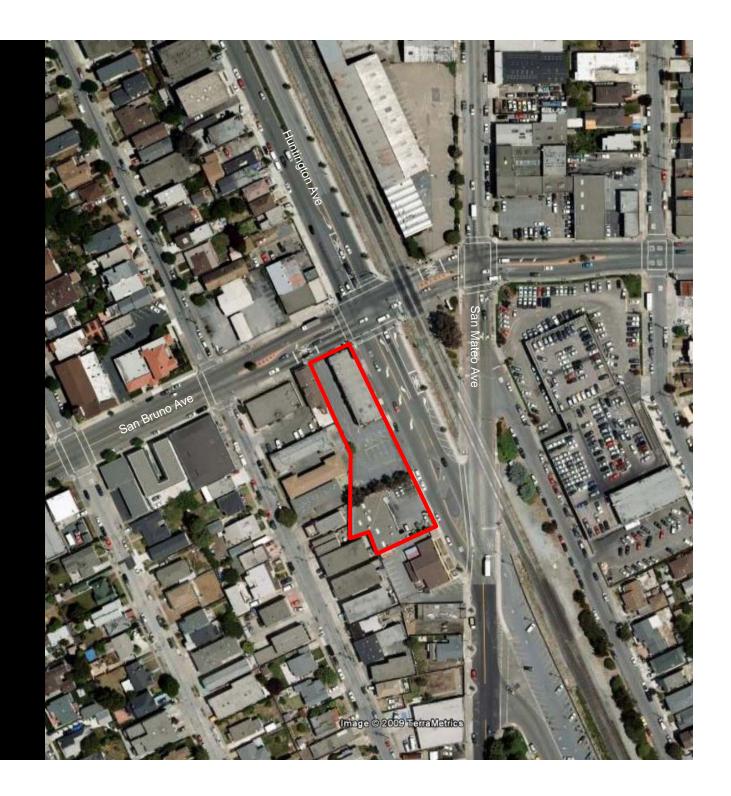


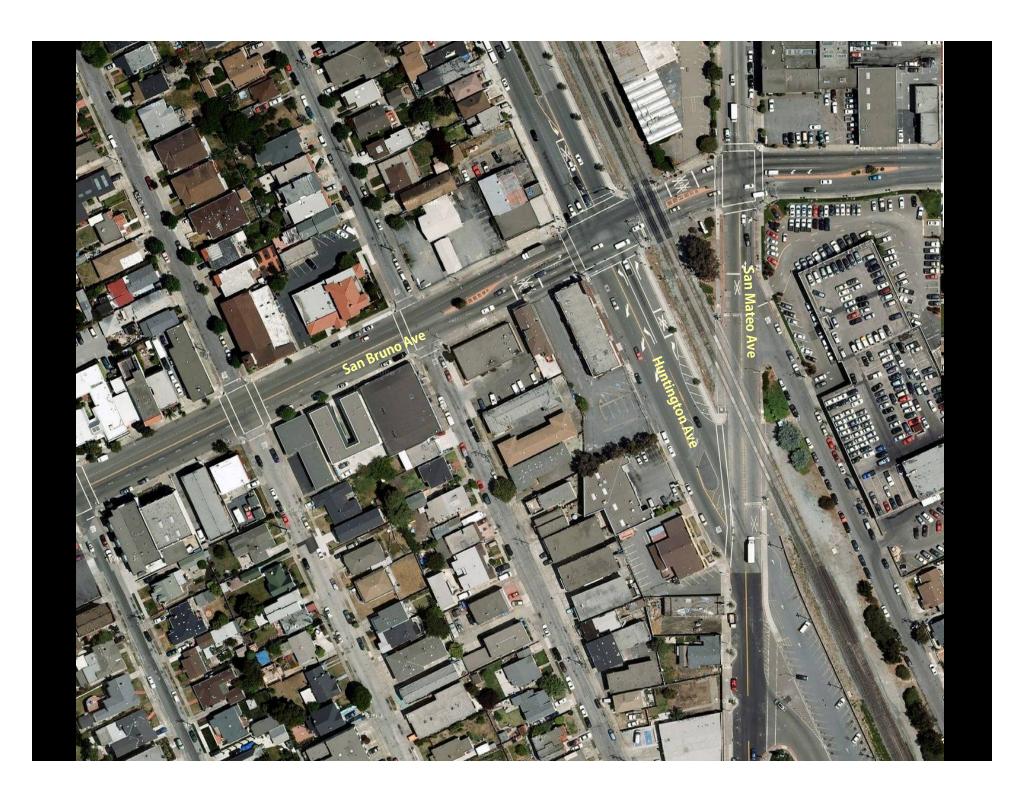




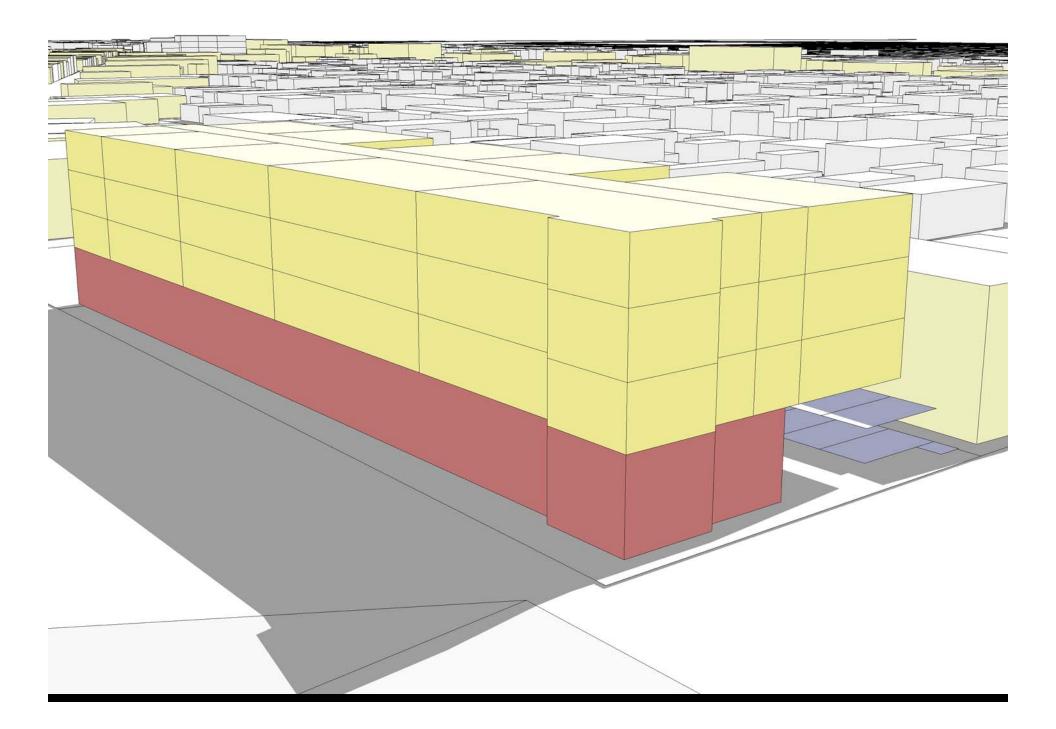
	Site 1 (7 stories): O	ffice Over Retail	
BUILDING PROTOTYPE	Over Pa	rking	
BOILDING PROTOTTPL			
	Use # 1	Use #2	
DEVELOPMENT PROGRAM ASSUMPTIONS	Class A Office	Retail, Inline	
Number of Units/ Sq. Ft.	358,506	59,751	
Avg Net Unit Area	n/a	n/a	
Efficiency Rate (GLA/Gross SF)	100%	100%	
Total Gross Building Area	358,506	59,751	
Net Density Excluding Parking (Du/acre or FAR)	3.69	3.69	
, ,	0.00	0.00	
DEVELOPMENT COST ASSUMPTIONS BUILDING COSTS			
Direct Costs			
General Costs per Gross SF	\$190.00	\$185.00	
Tenant Improvements/Upgrades per Net SF	\$50.00	\$50.00	
Indirect Costs	30.0%	30.0%	
Total Direct + Indirect Costs	\$111,853,872	\$18,253,931	
Contingency	5.0%	5.0%	
Developer Profit Margin	12.0%	12.0%	
TOTAL BUILDING DEVELOPMENT COSTS			
Total Costs per Gross Square Foot (Excluding Land)	\$131,540,153 \$367	\$21,466,622 \$359	
PARKING	\$307	\$339	
Surface Parking Spaces	0	0	
Surface Parking Spaces Surface Parking Costs (Direct + Indirect, per space)	\$4,000	\$4.000	
Stacked Parking Costs (Direct + Indirect, per space)	0	0	
Stacked Parking Spaces Stacked Parking Costs (Direct + Indirect, per space)	\$15.000	\$15.000	
At-Grade Podium Parking Spaces	25	0	
At-Grade Podium Parking Spaces At-Grade Parking Costs (Direct + Indirect, per space)	\$22.500	\$22.500	
Below-Grade Parking Spaces	720	0	
Below-Grade Parking Spaces  Below-Grade Parking Costs (Direct + Indirect, per space)	\$35,000	\$35.000	
Total Parking Costs (Direct + Indirect, per space)	\$25,762,500	\$0 \$0	
TOTAL BUILDING AND PARKING DEVELOPMENT COSTS	\$157,302,653	\$21,466,622	
Total Costs per NET Square Foot	\$137,302,633 \$439	\$359	
Total Costs per NET Square 1 oot	\$433	\$333	
KEY REVENUE ASSUMPTIONS	<u>Use # 1</u>	<u>Use #2</u>	
Revenue Periods/Year	12.00	12.00	
Other Operating Revenue (beyond leases)	0.0%	0.0%	
Vacancy %	5.0%	5.0%	
Operating Expenses (per unit/ % of gross rent)	15.0%	5.0%	
Replacement Reserve	3.0%	3.0%	
Marketing & Commission Expenses	6.0%	6.0%	
Capitalization Rate	6.5%	7.5%	
Threshold Sale Price/ Lease Rate per Month	\$3.35	\$2.77	
Estimated Ashiovable Price/Lease Pote nor Month	\$3.75	\$3.25	
Estimated Achievable Price/ Lease Rate per Month			
Estimated Achievable Building Value	\$176,219,488	\$25,167,121	
Residual Land Value	\$18,916,834	\$3,700,499	
Residual Land Value per Net Bldg. Sq. Ft.	\$53	\$62	
Total Development Residual Land Value	\$22,617		
Total Development Residual Land Value per Acre	\$8,696,133		

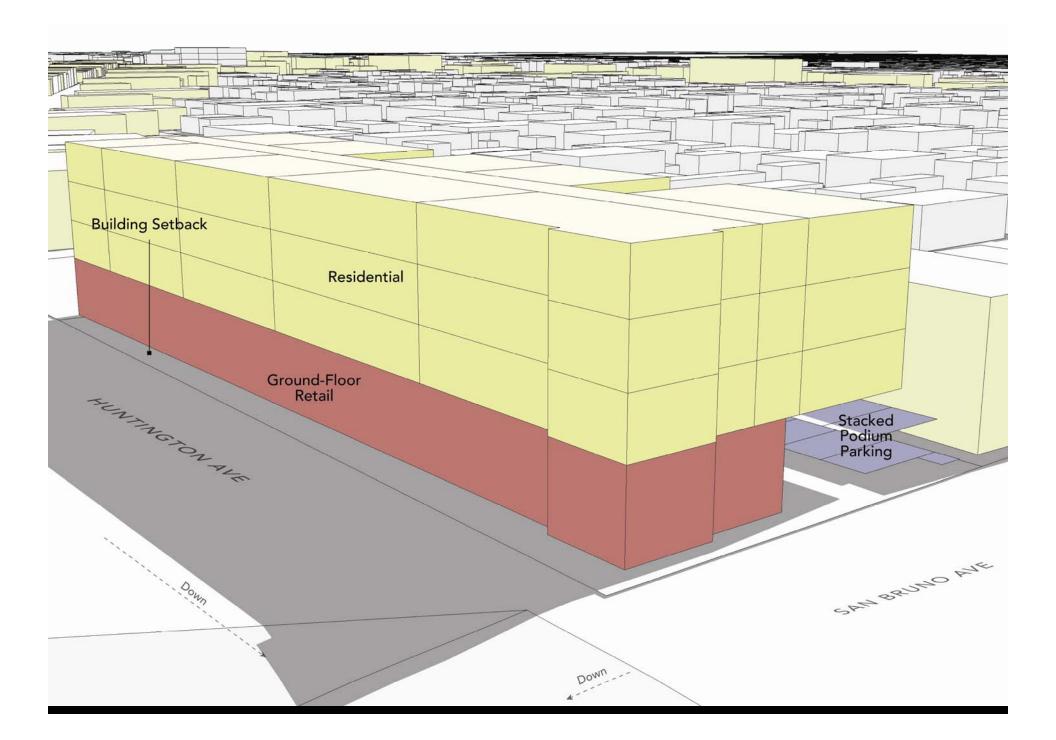
Site 2: T.O.D Mixed-Use



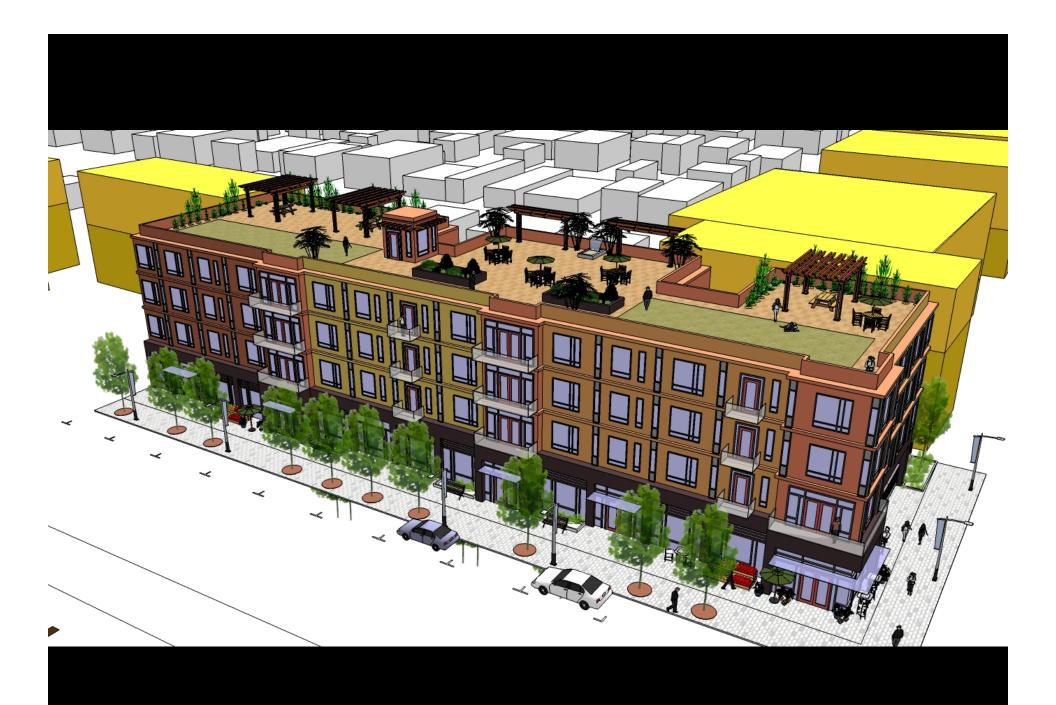






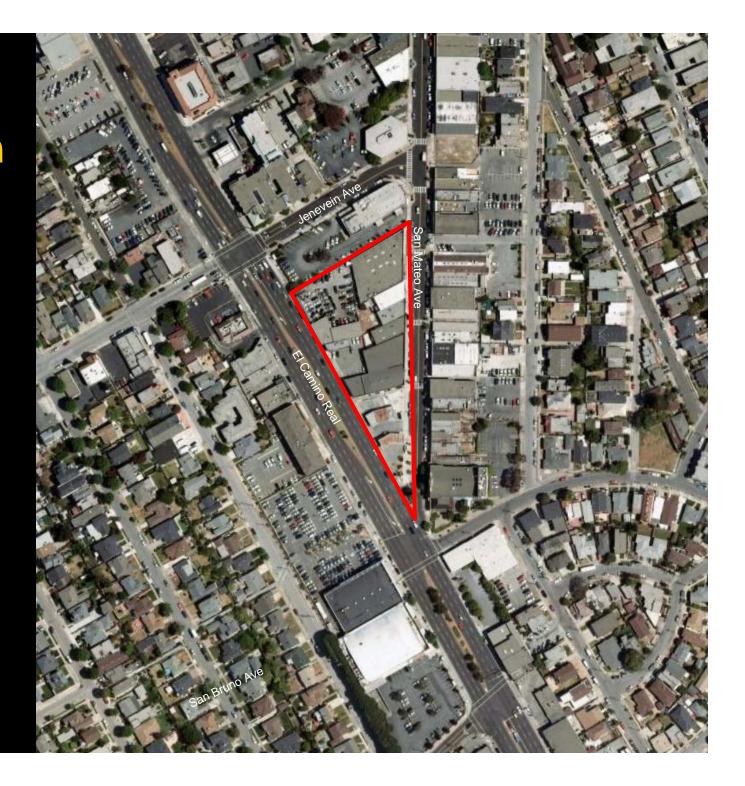




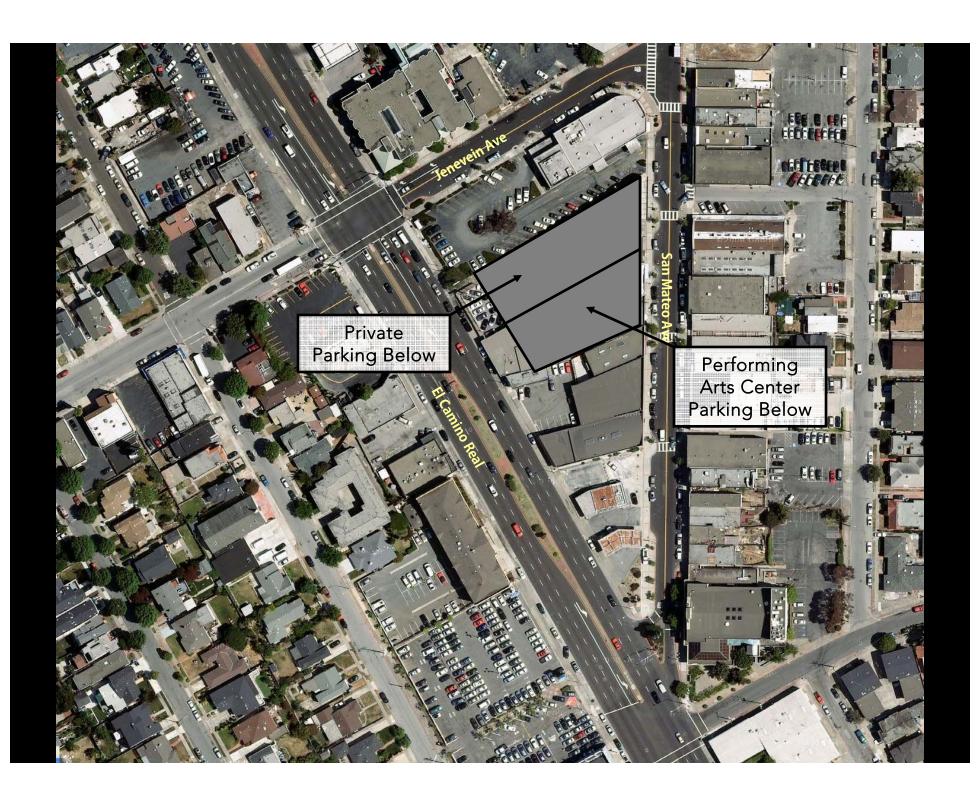


BUILDING PROTOTYPE	Site 2A (3 stories): For-Sale Residential Over Retail Residential Over Retail		Site 2B (5 stories): For-Sale Residential Over Retail		Site 2B (5 stories): Rental Residential Over Retail				
DEVELOPMENT PROGRAM ASSUMPTIONS  Number of Units/ Sq. Ft. Avg Net Unit Area Efficiency Rate (GLA/Gross SF) Total Gross Building Area Net Density Excluding Parking (Du/acre or FAR)	Use # 1	Use #2	Use # 1	Use #2	Use #1	Use #2	Use # 1	Use #2	
	For-Sale Resi.	Retail, Inline	Rental Resi.	Retail, Inline	For-Sale Resi.	Retail, Inline	Rental Resi.	Retail, Inline	
	20	9,000	20	9,000	40	9,000	40	9,000	
	973	n/a	973	n/a	973	n/a	973	n/a	
	89%	100%	89%	100%	89%	100%	89%	100%	
	21,866	9,000	21,866	9,000	43,708	9,000	43,708	9,000	
	43	1.4	43	1.4	85	2.3	85	2.3	
DEVELOPMENT COST ASSUMPTIONS BUILDING COSTS Direct Costs General Costs per Gross SF Tenant Improvements/Upgrades per Net SF Indirect Costs Total Direct + Indirect Costs Contingency	\$225.00	\$185.00	\$205.00	\$185.00	\$225.00	\$185.00	\$205.00	\$185.00	
	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00	\$50.00	
	<u>30%</u>	<u>30.0%</u>	<u>30%</u>	<u>30.0%</u>	<u>30%</u>	<u>30.0%</u>	<u>30%</u>	<u>30.0%</u>	
	\$6,395,890	\$2,749,500	\$5,827,367	\$2,749,500	\$12,784,551	\$2,749,500	\$11,648,146	\$2,749,500	
	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	
Developer Profit Margin TOTAL BUILDING DEVELOPMENT COSTS Total Costs per Gross Square Foot (Excluding Land)	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	
	\$7,521,567	\$3,233,412	\$6,852,983	<b>\$3,233,412</b>	<b>\$15,034,631</b>	<b>\$3,233,412</b>	<b>\$13,698,220</b>	\$3,233,412	
	\$344	\$359	\$313	\$359	<i>\$344</i>	\$359	<i>\$313</i>	\$359	
PARKING Surface Parking Spaces Surface Parking Costs (Direct + Indirect, per space) Stacked Parking Spaces Stacked Parking Costs (Direct + Indirect, per space) At-Grade Podium Parking Spaces At-Grade Parking Costs (Direct + Indirect, per space) Below-Grade Parking Spaces Below-Grade Parking Costs (Direct + Indirect, per space) Total Parking Costs TOTAL BUILDING AND PARKING DEVELOPMENT COSTS Total Costs per NET Square Foot	20	0	20	0	0	0	0	0	
	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	
	0	0	0	0	40	0	40	0	
	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	
	0	0	0	0	0	0	0	0	
	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500	
	0	0	0	0	0	0	0	0	
	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	
	\$80,000	\$0	\$80,000	\$0	\$600,000	\$0	\$600,000	\$0	
	\$7,601,567	\$3,233,412	\$6,932,983	\$3,233,412	\$15,634,631	\$3,233,412	\$14,298,220	\$3,233,412	
	\$391	\$359	\$356	\$359	\$402	\$359	\$368	\$359	
KEY REVENUE ASSUMPTIONS  Revenue Periods/Year Other Operating Revenue (beyond leases) Vacancy % Operating Expenses (per unit/ % of gross rent) Replacement Reserve Marketing & Commission Expenses Capitalization Rate  Threshold Sale Price/ Lease Rate per Month	Use # 1	Use #2	Use # 1	Use #2	Use # 1	Use #2	Use # 1	Use #2	
	1.00	12.00	12.00	12.00	1.00	12.00	12.00	12.00	
	0%	0.0%	0.0%	0.0%	0%	0.0%	0.0%	0.0%	
	0%	5.0%	3.0%	5.0%	p%	5.0%	3.0%	5.0%	
	0%	5.0%	\$4,200	5.0%	0%	5.0%	\$4,200	5.0%	
	0%	3.0%	3.0%	3.0%	0%	3.0%	3.0%	3.0%	
	0%	6.0%	6.0%	6.0%	0%	6.0%	6.0%	6.0%	
	100%	7.5%	7.0%	7.5%	100%	7.5%	7.0%	7.5%	
Estimated Achievable Price/ Lease Rate per Month Estimated Achievable Building Value	\$500	\$3.25	\$2.00	\$3.25	\$500	\$3.25	\$2.00	\$3.25	
	\$9,730,500	\$3,790,800	\$5,811,662	\$3,790,800	\$19,450,000	\$3,790,800	\$11,676,686	\$3,790,800	
Residual Land Value	\$2,128,933	\$557,388	(\$1,121,322)	\$557,388	\$3,815,369	\$557,388	(\$2,621,534)	\$557,388	
Residual Land Value per Net Bldg. Sq. Ft.	\$109	\$62	(\$58)	\$62	\$98	\$62	(\$67)	\$62	
Total Development Residual Land Value Total Development Residual Land Value per Acre	\$2,686 \$5,674	,	(\$563,934) (\$1,191,143)		(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			(\$2,064,146) (\$4,359,899)	

# Site 3: Downtown Gateway

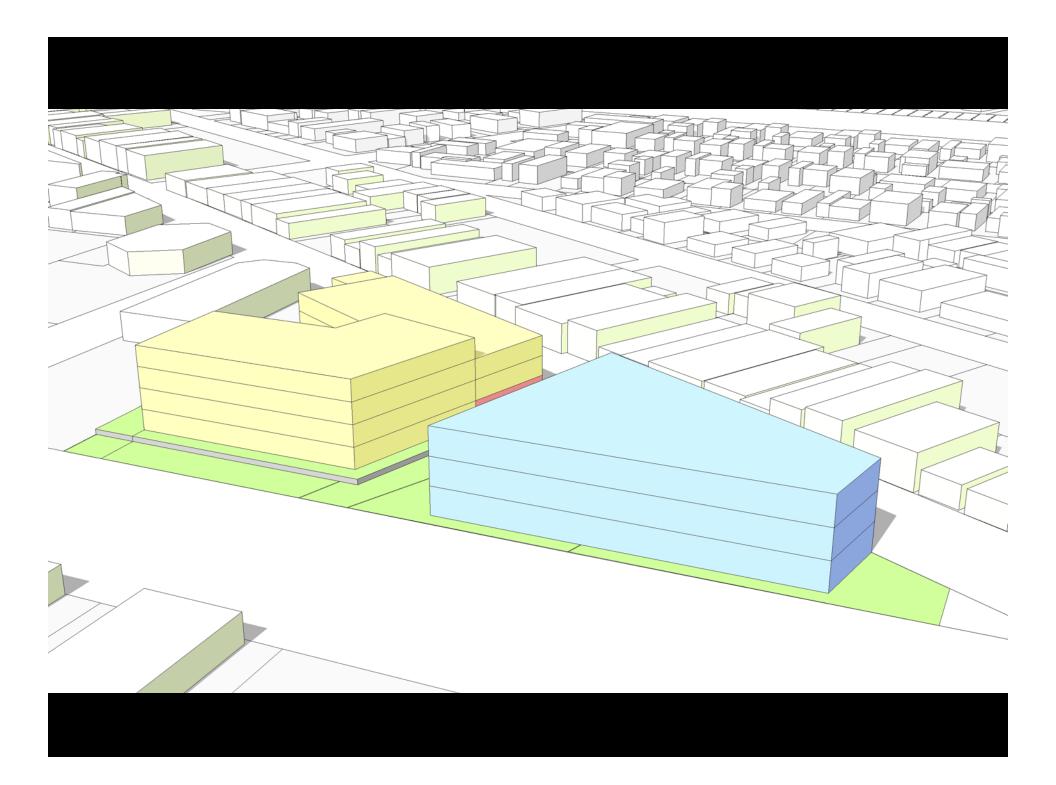


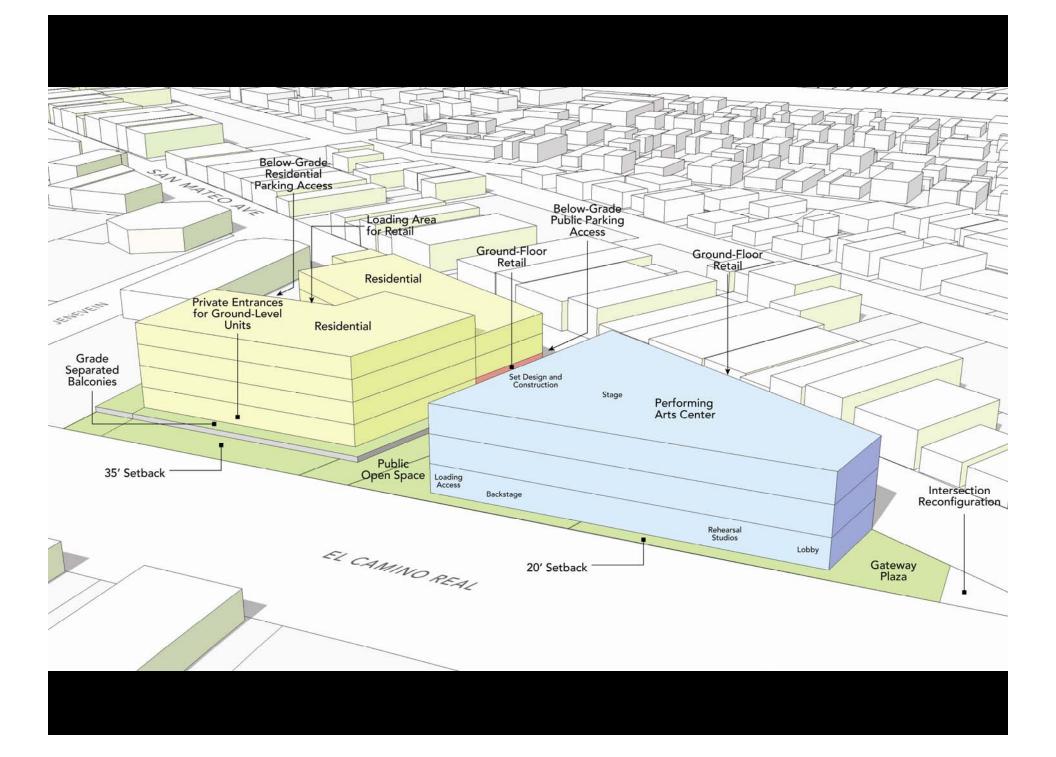














San Bruno Transit Corridors Plan: Feasibility of Catalytic Sites; EPS #17156

BUILDING PROTOTYPE	Site 3 (4 stories): For Sale Residential Over Retail Over Parking		Site 3 (4 stories): Rental Residential Over Retail Over Parking		
DEVELOPMENT PROGRAM ASSUMPTIONS  Number of Units/ Sq. Ft.  Avg Net Unit Area  Efficiency Rate (GLA/Gross SF)  Total Gross Building Area  Net Density Excluding Parking (Du/acre or FAR)	Use # 1	Use #2	Use # 1	Use #2	
	For-Sale Resi.	Retail, Inline	Rental Resi.	Retail, Inline	
	57	20,500	57	20,500	
	1,264	n/a	1,264	n/a	
	89%	100%	89%	100%	
	80,955	20,500	80,955	20,500	
	53	1.8	53	1.8	
DEVELOPMENT COST ASSUMPTIONS BUILDING COSTS Direct Costs					
General Costs per Gross SF Tenant Improvements/Upgrades per Net SF Indirect Costs Total Direct + Indirect Costs Contingency Developer Profit Margin TOTAL BUILDING DEVELOPMENT COSTS	\$225.00	\$185.00	\$205.00	\$185.00	
	\$0.00	\$50.00	\$0.00	\$50.00	
	30.0%	30.0%	30%	30.0%	
	\$23,679,354	\$6,262,750	\$21,574,522	\$6,262,750	
	5.0%	5.0%	5.0%	5.0%	
	12.0%	12.0%	12.0%	12.0%	
	\$27,846,920	\$7,364,994	\$25,371,638	\$7,364,994	
Total Costs per Gross Square Foot (Excluding Land) PARKING	\$344	\$359	\$313	\$359	
Surface Parking Spaces Surface Parking Costs (Direct + Indirect, per space) Stacked Parking Spaces Stacked Parking Costs (Direct + Indirect, per space) At-Grade Podium Parking Spaces At-Grade Parking Costs (Direct + Indirect, per space) Below-Grade Parking Spaces Below-Grade Parking Spaces Below-Grade Parking Costs (Direct + Indirect, per space) Total Parking Costs TOTAL BUILDING AND PARKING DEVELOPMENT COSTS Total Costs per NET Square Foot	0	0	0	0	
	\$4,000	\$4,000	\$4,000	\$4,000	
	0	0	0	0	
	\$15,000	\$15,000	\$15,000	\$15,000	
	0	0	0	0	
	\$22,500	\$22,500	\$22,500	\$22,500	
	100	0	100	0	
	\$35,000	\$35,000	\$35,000	\$35,000	
	\$3,500,000	\$0	\$3,500,000	\$0	
	\$31,346,920	\$7,364,994	\$28,871,638	\$7,364,994	
	\$435	\$359	\$401	\$359	
KEY REVENUE ASSUMPTIONS  Revenue Periods/Year  Other Operating Revenue (beyond leases)  Vacancy %  Operating Expenses (per unit/ % of gross rent)  Replacement Reserve  Marketing & Commission Expenses  Capitalization Rate	Use # 1	Use #2	Use # 1	Use #2	
	1.00	12.00	12.00	12.00	
	0.0%	0.0%	0.0%	0.0%	
	0.0%	5.0%	3.0%	5.0%	
	0.0%	5.0%	\$4,200	5.0%	
	0.0%	3.0%	3.0%	3.0%	
	0.0%	6.0%	6.0%	6.0%	
	100.0%	7.5%	7.0%	7.5%	
Threshold Sale Price/ Lease Rate per Month	\$435	<b>\$2.77</b>	\$2.97	\$2.77	
Estimated Achievable Price/ Lease Rate per Month	\$500	\$3.25	\$2.00	\$3. <b>2</b> 5	
Estimated Achievable Building Value	\$36,025,000	\$8,634,600	\$21,678,514	\$8,634,600	
Residual Land Value	\$4,678,080	\$1,269,606	(\$7,193,124)	\$1,269,606	
Residual Land Value per Net Bldg. Sq. Ft.	\$65	\$62	(\$100)	\$62	
Total Development Residual Land Value	\$5,947,686		(\$5,923,518)		
Total Development Residual Land Value per Acre	\$3,583,915		(\$3,569,352)		

<sup>[1]</sup> The analysis includes the parking cost for the performing arts center (estimated at \$1.6 million), but excludes the cost of constructing the performing arts center.



# SAN BRUNO

downtown and transit corridors plan

Steering Committee Meeting #5

Development Analysis and Catalytic Sites



